



## 18/12 McGregor Pend

Prestonpans, East Lothian, EH32 9FS

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Located on the quiet rural fringes of Prestonpans, with delightful rooftop views towards the sea, this two-bedroom third/top-floor flat benefits from a southerly-facing living space, thoughtful modern interiors, unrestricted residents' parking, and access to well-kept communal gardens. Within walking distance of the property are the town's sandy beach, primary and secondary schools, high street shops, and regular rail links connecting to the capital in just over 10 minutes. Frequent day and night buses also serve the area.

The flat is reached via secure communal entrance stairs. On opening the front door, the inviting decorative finish is instantly apparent within an airy vestibule and hall featuring neutral walls and handsome walnut-toned flooring that flows through much of the home. The hall houses useful storage and affords access to a reception room extended by a southerly-facing bay window capturing sea vistas. This subtly decorated living space provides a flexible footprint for comfortable lounge seating and a dining table and chairs. Returning through the hall you reach a modern monochrome kitchen where stylish ivory-white cabinetry is tastefully paired with a mottled worktop, black subway tiling, and sage green décor. Provided appliances comprise an integrated oven and gas hob with a statement hood and a freestanding upright fridge freezer in complementary silver, with under-counter space for a washing machine.



## Features

- Well-connected seaside town
- Quiet modern development
- Top/third-floor flat with attractive interiors
- Secure entry system
- Entrance vestibule and hall with storage
- Sunny living/dining room with sea views
- Tasteful contemporary kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Neatly-kept communal gardens
- Unrestricted residents' parking
- Gas central heating and double glazing
- EPC Rating - C









“A sunny living/dining room with sea views, tasteful contemporary kitchen and two double bedrooms with storage”









Also found within the home are two double bedrooms benefiting from fitted wardrobes and calming pastel décor. Finally, a modern bathroom framed by eye-catching mosaic tilework comes equipped with a WC, a basin and vanity unit, and a bath within an overhead shower. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, residents of the development enjoy shared access to unrestricted parking and generous, neatly lawned gardens.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding (exclusion washing machine) appliances.

## Prestonpans

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.





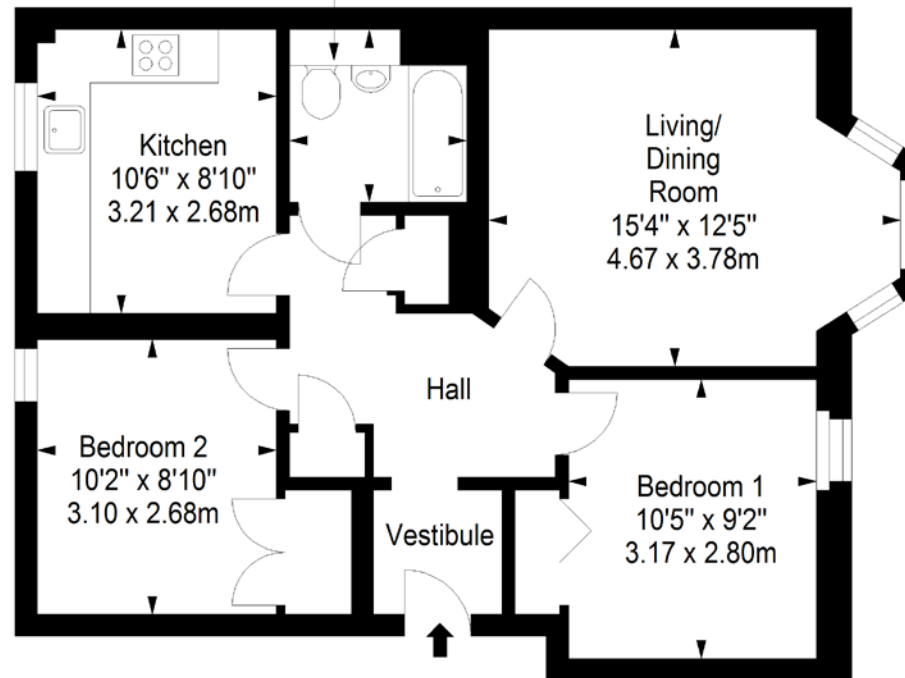
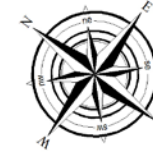


# Floorplan

## Top Floor

Approx. 61.2 sq. metres (658.8 sq. feet)

Bathroom  
6'6" x 6'5"  
1.98 x 1.95m



Total area: approx. 61.2 sq. metres (658.8 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
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